

16-512 DISTRICT "C-O" OFFICE BUILDING DISTRICT.

512.1 INTENT. The intent of the "C-O" Office Building District is to permit public, quasi-public, institutional and professional service uses. Density and intensity of use may be considered moderate. Uses in this district are intended to be compatible with adjoining residential districts. (Ord 2003, Sec. 1)

512.2 PERMITTED USES. In District "C-O" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Accessory uses customarily incidental to the uses permitted in "C-O" Office Building District.
- B. Churches and other similar places of worship.
- C. Child and elder day care facilities.
- D. Service clubs and organizations, except those whose primary activity is a service that is customarily carried on as a business.
- E. Hospital, but not animal hospital.
- F. Medical, dental offices and health offices.
- G. Non-profit institutions of a religious, educational, charitable or philanthropic nature.
- H. Office buildings for professional, commercial, industrial, religious, instructional, public and semi-public purposes, providing no goods, wares or merchandise shall be prepared for sale or sold on the premises.

A portion of the office building may be occupied and used as a drug store, barber shop, cosmetologists shop, cigar stand or newsstand, snack shop or cafeteria when such uses are located entirely within the building with no entrance from the street or visible from any sidewalk, and have no sign or display visible from outside the building indicating the existence of such use.
- I. Banking and financial institutions.
- J. Parks, playgrounds and community buildings owned and operated by the City or County.
- K. Public buildings.
- L. Funeral homes and mortuaries.
- M. Nursing homes, hospice care, assisted living facilities.

(Ord. 2003, Sec. 1)

512.3 EXCEPTIONS. None. (Ord. 2003, Sec. 1)

- 512.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA: 6,000 square feet
 - B. MINIMUM LOT WIDTH: Fifty (50) feet. (Ord. 2003, Sec. 1)
- 512.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Forty-five (45) feet. (Ord. 2003, Sec. 1)
- 512.6 YARD REGULATIONS.
- A. MINIMUM FRONT YARD: Twenty-five (25) feet.
 - B. MINIMUM SIDE YARD: Nine (9) feet except that the setback shall be increased to fifteen (15) feet when the building is in excess of thirty-five (35) feet in height.
 - C. MINIMUM REAR YARD: Twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is smaller. (Ord. 2003, Sec. 1)
- 512.7 USE LIMITATIONS.
- A. The location of the office and institutional district shall be on property which has an acceptable relationship to major streets.
 - B. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any adjacent property and no glare is visible to any traffic on any public street.
 - C. A solid or semi-solid fence, hedge or wall at least six (6) feet, but not more than eight (8) feet high and having a density of not less than eighty (80) percent per square foot shall be provided adjacent to any adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner and owners of the property in the "C-O" District.
 - D. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. In unique situations due to the design of the lot with double or triple frontages where it is necessary to orient a rear elevation towards a public street, all loading and services areas shall be screened from public view with landscaping, berming, facade walls, or fencing. (Ord. 2003, Sec. 1)
- 512.8 PARKING REGULATIONS. One off-street parking space in the side or rear yard shall be provided for each 250 square feet of service floor area. (See Article 10 for additional parking requirements.) (Ord. 2003, Sec. 1)
- 512.9 SIGN REGULATIONS. See Article 12. (Ord. 2003, Sec. 1)
- 512.10 LANDSCAPING. See Article 11. (Ord. 2003, Sec. 1)